

**MONTAGUE ECONOMIC DEVELOPMENT
AND INDUSTRIAL CORPORATION
TOWN HALL
1 AVENUE A
TURNERS FALLS, MA 01376**

MEETING MINUTES

Wednesday, July 11, 2012 at 5:30PM
Montague Town Hall Downstairs Meeting Room
One Avenue A, Turners Falls, MA

AGENDA

Present: Not recorded

Absent: Not Recorded

Opened in open session. M, Morgan elected acting chair.

Executive Session Declared following role call vote (unanimous).

- 1) Executive Session under MGL c30A s 21 (a)(6) to consider the purchase, exchange, lease or value of real property 38 Avenue A Turners Falls, MA 01376

The EDIC directed Planner to notify MCCI that EDIC will entertain a final complete proposal from MCCI for the purchase of 38 Avenue A by August 1, 2012 deliverable to the Planning Department at Town Hall. The elements requested were discussed at the May 29 meeting. These include namely 1) detailed scope of work to be performed with a timeframe for each task and 2) a plan for the management of hazardous and asbestos containing materials. Upon receipt of the proposal, the Commission will schedule a hearing within two weeks to vote on the proposal. Attached is an example of a proposal as adapted from the Town's model Commercial Homesteading Program. These are the standards expected by the Town for the purchase of municipal redevelopment property. The EDIC understands that much of this due diligence completed but strongly encourages MCCI to put them into one comprehensive document that meets as many standards as applicable.

The Planning Department recommend as part of the proposal that a conservation easement be granted to the Town on the grounds allowing public use for farmers market, town-sponsored events, and the arts in perpetuity.

Motion to direct Planner to issue correspondence to that effect. Passed unanimously.

Executive session ended.

No other business was discussed.

Meeting closed at 6:15 PM